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File 1988-0021

Project Name: 260 North Ave & 1201 N. 3rd - ROW Vacation

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
X	X	Table of Contents			
		Review Sheet Summary			
		Application form			
		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
		Reduction of assessor's map			
		Evidence of title, deeds, easements			
X	X	*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
		Legal description			
		Appraisal of raw land			
		Reduction of any maps - final copy			
		*Final reports for drainage and soils (geotechnical reports)			
		Other bound or non-bound reports			
		Traffic studies			
X	X	*Petitioner's response to comments			
		*Staff Reports			
		*Planning Commission staff report and exhibits			
		*City Council staff report and exhibits			
		*Summary sheet of final conditions			
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>					
X	X	Action Sheet	X	X	Preliminary Site Plan
X	X	Review Sheet Summary			
X		Review Sheets			
X		Development Summary - 7/6/88			
X		Development Application - 6/3/88			
X	X	Ordinance No. 2392 - **			
X	X	City Council Minutes - ** - 7/20/88			
X	X	Planning Commission Minutes - ** - 7/5/88			
X		Notice of Public Hearing - 7/5/88			
X		Request for Treasurer's Certificate of Taxes Due - 5/27/88			
X		Policy of Title Ins. Issued by First American Title Ins. Co.			
X		Public Notice of Posting - 6/23/88			
		Warranty Deed - Tyrus G. Harbert and Mary C. Harbert convey to Harbert Investment Co. - Book 1054 page 898			
X		Release of Deed of Trust - Book 1131 Page 612 - 12/22/77			
X	X	Letter from Gordon S. Harbert to Kathy Portner re: action taken with regard to four remaining criteria - 11/16/89			
X	X	Letter from Gordon S. Harbert to Karl G. Metzner re: phone conversation on landscaping - 3/11/91			

A



Receipt # 2395
Date Rec. 6/3/88
Received By RW

DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input checked="" type="radio"/> Vacation			1201 North 3rd St. & 260 North Av.	C-2	<input checked="" type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER	DEVELOPER	REPRESENTATIVE
HARBERT INVESTMENT COMPANY	HARBERT INVESTMENT CO.	Craig Roberts
Name 2245 Knollwood Lane	Name 2245 Knollwood Lane	Name 336 Main St. #206
Address Grand Junction, CO 81505	Address Grand Jct., Co 81505	Address Grand Jct, Co. 8150
City/State 243/9087 or 243/3274	City/State 243/9087 or 243/3274	City/State 241/0745
Business Phone #	Business Phone #	Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.



X Elyse G. Harbert June 3, 1988
Signature of person completing application Date

X Mary C. Harbert June 3, 1988
Signature of property owner(s) - attach additional sheets if necessary

250 North 5th Street Grand Junction, CO 81501 Ph: (303) 244-1430

Harbert Investment Company
request for
Vacation of Right-of-Way

Harbert Investment Company is present owner of two parcels of property fronting North Third Street from North Avenue to the alley, known as 260 North Avenue and 1201 North Third Street. These properties are to be included in the redevelopment of the Harbert Lumber Company retail lumber yard.

The entire property presently owned by Harbert Investment company is to be rebuilt in phases. The first phase involves the construction of a storage shed starting at the northeast corner of the property and going south for 160', at which point the customer entrance and truck delivery entrance will be built. This will eliminate the present angle parking on North Third Street and help with the traffic flow onto North Avenue.

The North Third Street Right of Way we are asking to be vacated, 10 feet wide and 360' long, will allow the present flow line (now a "V" pan) on North Third Street to be maintained in its present location. The "V" pan is presently 20' east of the existing west right of way line. This "V" pan will be replaced with a standard curb and gutter. The redevelopment plans also include a 5' wide landscape area, and 5' wide sidewalk from the intersection of North Third Street and North Avenue to the alley. The remaining portion of the right of way from the west edge of the proposed sidewalk to the existing right of way line is to be vacated. This proposed configuration will be compatible with the present usage as well as enhance this portion of Third Street and North Avenue.

#21 88

Original
Do NOT Remove
From Office

2945-113-17-001
Callahan Edfest Mort.
P.O. Box 546
Grand Jct., CO 81502

2945-113-17-014
John Dunning
1251 N. 3rd
Grand Jct., CO 81501

2945-113-17-015
John Dunning
1251 N. 3rd St.
Grand Jct., CO 81501

2945-113-17-008
Robert Mikkelsen
3102 D 1/2 Rd.
Grand Jct., CO 81504

2945-113-17-010
Thomas Moran
1306 E. Sherwood Dr.
Grand Jct., CO 81501

2945-113-17-011
H. Kendrick
257 McFarland Ct.
Grand Jct., Co 81501

2945-113-19-007
Quality Meat & Locker Co
340 North Ave.
Grand Jct., CO 81501

2945-113-16-003
Robert Porter
306 Glenwood Ave.
Grand Jct., CO 81501

2945-113-19-001
Richard Manchester
2698 Lanai Ct.
Grand Jct., CO 81506

2945-113-19-007
Quality Meat & Locker
340 North Ave.
Grand Jct., CO 81501

2945-142-02-002
Michael Gregg
2291 N. Arriba Cir.
Grand Jct., CO 81503

2945-142-02-001
Michael Gregg
2291 N. Arriba Cir.
Grand Jct., CO 81503

2945-142-02-010
Jerry Harris
2056 Ferree Dr.
Grand Jct., CO 81503

2945-142-02-004
Paul Bainter
254 Belford Ave.
Grand Jct., CO 81501

2945-142-02-003
Michael Gregg
2291 N. Arriba Cir.
Grand Jct., CO 81503

2945-142-02-002
Michael Gregg
2291 N. Arriba Cir.
Grand Jct., CO 81503

2945-142-03-001
Grogan Properties
4714 E. Valley View Dr
Phoenix, AZ 85044

2945-142-03-003
Willow Santy
315 North Ave.
Grand Jct., CO 81501

2945-113-19-002
Blanche Forrester
304 North Ave.
Grand Jct., CO 81501

2945-142-03-017
Dale Dumont
1022 N. 3rd St.
Grand Jct., CO 81501

2945-142-03-002
Dale Dumont
1022 N. 3rd St.
Grand Jct., CO 81501

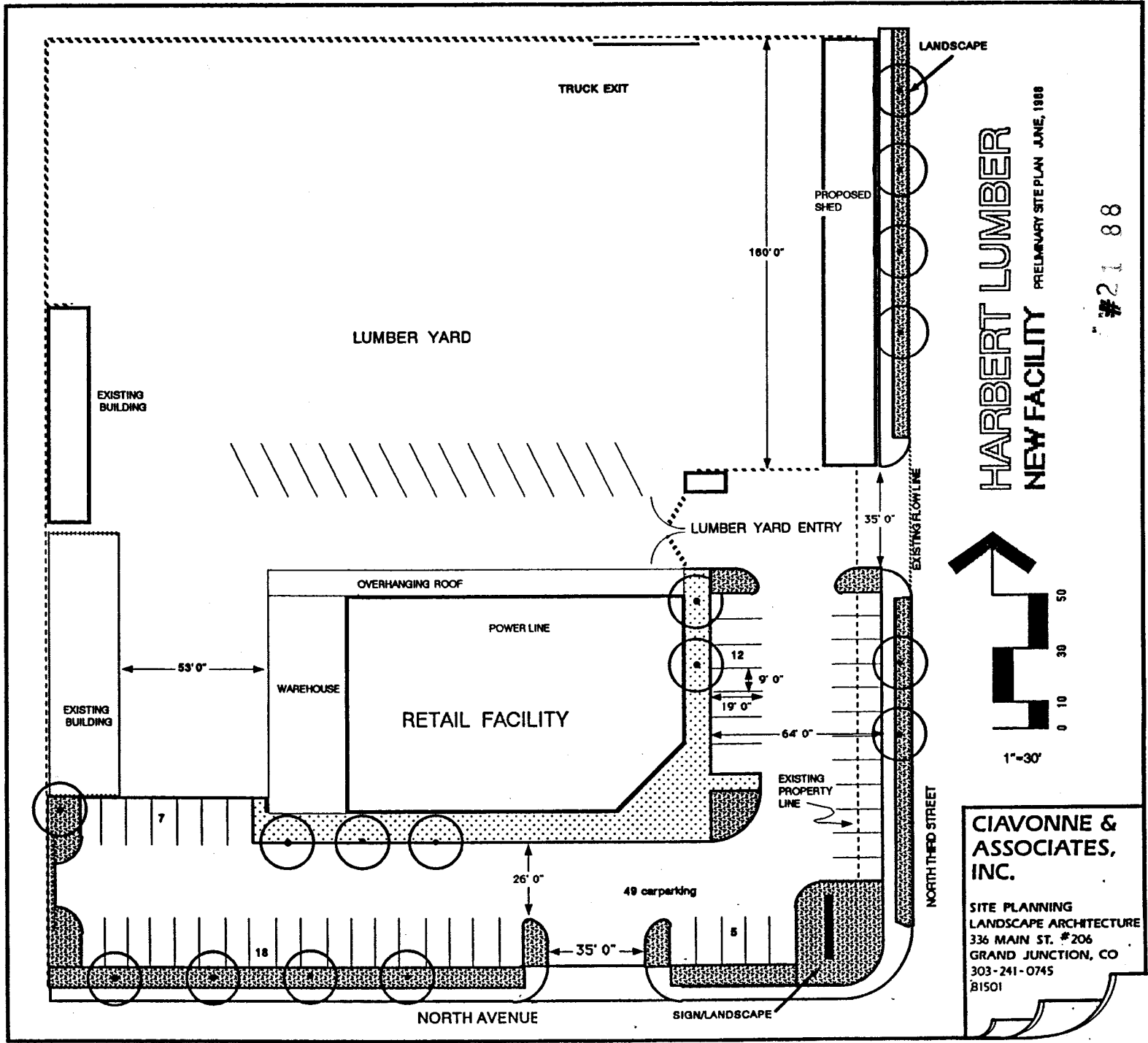
2945-113-18-002
Harbert Invest. Co.
P.O. Box 458
Grand Jct., CO 81502

2945-113-18-001
Harbert Invest. Co.
P.O. Box 458
Grand Jct., CO 81502

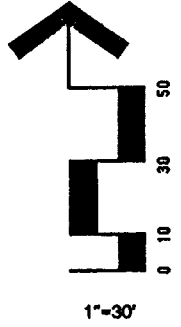
#21 88

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From Office

#2188



HARBERT LUMBER
NEW FACILITY
 PRELIMINARY SITE PLAN JUNE, 1988
 #2188



CIAVONNE & ASSOCIATES, INC.
 SITE PLANNING
 LANDSCAPE ARCHITECTURE
 336 MAIN ST. #206
 GRAND JUNCTION, CO
 303-241-0745
 81501

REVIEW SHEET SUMMARY

FILE NO. 21-88 TITLE HEADING ROW Vacation DUE DATE 6/17/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Harbert Investment Co.

Location: 260 North Avenue and 1201 North 3rd Street Grand Junction, CO

PETITIONER ADDRESS 2245 Knollwood Lane Grand Junction, CO 81505

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

06/17/88	Development Dept.	This department has no objections to the street right of way vacation as long as needed utility easements are retained. The final site plan will be required at the time of application for a building permit clearance, including landscape details. A separate sign permit will be required (by a licensed sign contractor) for all new signage. The final Certificate of Occupancy will be released only when all site requirements are complete.
06/13/88	Public Service gas:	PSCo has two existing gas mains in 3rd Street which lay approximately 15'-28' east of the west right of way line, and 23' east of the west right of way line. It does not appear that the above vacation will affect us at this time.
	electric:	PSCo has OH electric lines across said property and needs to maintain present right of way until new easements or right of way is established.
06/07/88	Mountain Bell	No objections
06/16/88	City Engineer	I have no objections to the proposed plan. A permit will be required from the Colorado State Highway Department for the proposed curb cut on North Avenue.
06/06/88	Building Dept.	No objections. Right of way vacation will not affect construction or code requirements.
06/06/88	City Fire Dept.	This office doesn't have any objections to this vacation of right of way as long as adequate access for fire fighting purposes is maintained.

MOTION: (CAMPBELL/AFMAN 5-0) TO APPROVE SUBJECT TO RETENTION OF UTILITY EASEMENT(S).

RESPONSE NECESSARY

by July 1, 1988

5-17
4/23/88

CIAVONNE & ASSOCIATES, INC.

SITE PLANNING · LANDSCAPE ARCHITECTURE
336 MAIN ST. #206, GRAND JUNCTION, CO.
303-241-0745 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUN 27 1988

6/27/88


City of Grand Junction
Development Department
Attn: Mr. Mike Sutherland
520 Rood Ave
Grand Junction, CO 81501

RE: Harbert Lumber Company petition to vacate Third Street Right of Way, file #21-88

Dear Mike,

We have no problem with the responses by the various review agencies concerning the above mentioned petition. The existing Public Service Company easements are not affected, or have been maintained. The curb cut permit, landscape requirements, building setback, and fire access will be fully addressed at submittal for a building permit.

Sincerely,



Craig Roberts
Secretary/Treasurer

cc:T Harbert

development summary



File # 21-88 Name R.O.W. Vacation Date 7/6/88

PROJECT LOCATION: 260 North Avenue

PROJECT DESCRIPTION: Request to vacate the west 10 feet of 3rd Street from North Avenue north to the alley.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer n/a		
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage n/a		
			Landscaping/Screening n/a		
			Other: _____		

* See explanation below

STATUS & RECOMMENDATIONS: 3rd Street at this location has an 80' right of way. Only 60' is needed for a commercial street section. No objections to the vacation. Vacation should be subject to easement for existing Public Service electric lines.

Planning Commission Action

To recommend approval subject to staff comments regarding the retention of utility easements.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

October 24, 1989

Robert Turner
Alco Building
599 25 Road
Grand Junction, CO 81505

Dear Mr. Turner:

The City Planning Department and City Engineer have completed a site check of the Harbert Lumber property at 204 North Avenue. The following concerns must be resolved prior to issuance of the Certificate of Occupancy (C.O.):

1. The ten parking spaces to the west along the front of the lot must be striped and concrete parking blocks installed.
2. An additional 222.5 sq. ft. of landscaping must be provided to supplement the change in the planter size at the west end of the parking lot along North Avenue. The placement and design must be approved by this Department.
3. The asphalt pavement adjacent to the gutter on North Avenue must be patched and guaranteed for one year.
4. A letter to the City Engineer requesting that the curb, gutter and sidewalk requirement along 3rd Avenue north of the parking lot be deferred until the Spring of 1990 must be submitted and approved by the City Engineer.

Please resolve the above concerns as soon as possible so the C.O. can be issued. Thank you for your cooperation.

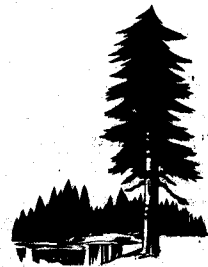
Sincerely,

A handwritten signature in cursive script, which appears to read "Kathy Portner", followed by a horizontal flourish.

Kathy Portner
Planner

/kp
Attachment
xc: Don Newton, City Engineer
Tim Ryan, Building Department
Harbert Lumber

Harbert Lumber Co.



240 North Avenue • P.O. Box 458 • Grand Junction, Colorado 81502 • (303) 243-3273 • Quality Building Materials Since 1937
November 16, 1989

Kathy Portner
Grand Junction Planning Department
250 North 5th Street
Grand Junction, Colorado 81501-2668

RE: Response to Your Letter Dated 10-24-89 to Robert Turner on C.O.

Dear Ms. Portner:

I have attached a copy of your letter for your reference. We have taken action with regard to your four remaining criteria in the following manners:

1. The ten parking spaces to the west along the front of the lot have been striped and the concrete parking blocks have been installed.
2. Our architect, Joe Krabacher, has sent a copy of our revised landscaping plans to the planning department. We cannot complete the project until we tear down our old building in the Spring of 1990.
3. The asphalt pavement adjacent to the gutter on North Avenue has been patched and has been guaranteed for one year.
4. We do need to receive a deferral until Spring 1990 on the installation of curb, gutter, and sidewalk along 3rd Avenue north of the parking lot. Please let this letter act as our request for the deferral.

We appreciate your support and patience with regard to our Certificate of Occupancy. If you should need any more information or assistance in any way, please feel free to contact me.

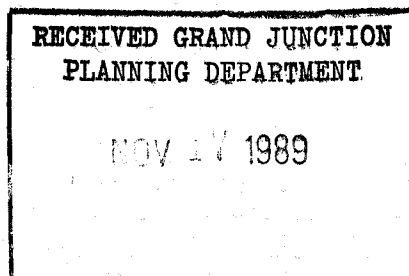
Sincerely,

A handwritten signature in cursive script that reads "Gordon S. Harbert".

Gordon S. Harbert
Vice President - HLC

cc: Robert Turner, d.b.a. Alco Building
Tim Ryan, Building Department
Don Newton, City Engineer

enc



Harbert Lumber Co.



240 North Avenue • P.O. Box 458 • Grand Junction, Colorado 81502 • (303) 243-3273 • Quality Building Materials Since 1937

March 11, 1991

Karl G. Metzner
Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668

RE: Landscaping at 204 North Avenue

Dear Mr. Metzner:

As per our phone conversation on September 27, 1990, I was under the impression that we had resolved the issue discussed in your letter of September 26, 1990. Our plan for the other 222.5 square feet of landscaping is to tear down our old store at 204 North Avenue and finish our landscaping and new curb and gutter at that time.

However, to do it at this time would cause us to have a severe shortage of storage space and would place a hardship upon us. We do plan on doing the landscaping according to the plan that you should have in your file.

We were not required to landscape at all up third street, but we went ahead and did it, anyway. But, to note, our competitors up the street tore down a business and paved the whole area with concrete with no landscaping at all.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon S. Harbert", written in a cursive style.

Gordon S. Harbert
President

GSH/alh